

(Q) QUALIFIED CLASSIFICATIONS

(Corrected January 18, 2017)

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Use.** The use and area regulations for the new development on-site shall be developed for uses as permitted in the C4 Zone as defined in LAMC Section 12.16, except as modified by the conditions herein or subsequent action.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated July 5, 2016, except as may be revised as a result of this action.
3. **Residential.** A maximum of 228 dwelling units shall be permitted.
4. **Commercial.** A maximum of 16,955 square feet of commercial floor area shall be permitted, including a maximum of 12,000 square feet of retail space, a 1,750 square feet of coffee shop and 3,500 square feet of restaurant space.
5. **Parking.**
 - a. A minimum of 20% of all automobile parking spaces shall be installed with electric conduit to allow for the future installation of vehicle charging stations.
 - b. The project shall provide unbundled parking leases for the residential and commercial units, giving residents and employees of the project the chance to opt out of their parking. The intent of such a program is to reduce vehicle commute trips and emissions by offering residents and commercial tenants the option of "cashing out" their subsidized parking space and instead commute to work via transit, bicycle, carpool/vanpool, or walking. The project site parking will be provided as an option only for all leases.
6. **Solar Roof.** A minimum of 10% of the rooftop area shall be equipped with solar photovoltaic panels to be connected to the building's electrical system.